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# Sussex County Board of Adjustment

## REVISED AGENDA

JANUARY 26, 2015

7:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes of November 17, 2014

### Approval of Finding of Facts of November 17, 2014

### Approval of Minutes of December 1, 2014

### Approval of Finding of Facts of December 1, 2014

### Public Hearings

#### Case No. 11514 John and Joanne Battista

south of Route 54 (Lighthouse Road) and being east of Cedar Road, a subdivision street and also being Lot 18 of The Gates of Rumly Marsh Subdivision within Keen-wik (911 Address: 37771 Cedar Road, Selbyville, DE) (Tax Map I.D. 5-33-20.09-135.00).

A variance from the side yard setback requirement.

#### Case No. 11515 Laurie Bronstein

northwest of Route 16 (Broadkill Road) and being located at the corner of South Bay Shore Drive and Madison Avenue and also being Lots 7 & 8 Block 4 within Old Broadkill Subdivision (911 Address: 307 South Bay Shore Drive, Milton, DE) (Tax Map I.D. 2-35-4.17-51.00).

A variance from the maximum height requirement for a dwelling, front yard, and corner front yard setback requirement.

#### Case No. 11516 Ted McBride

west of Route 13 (Sussex Highway) approximately 1,910 feet south of Road 452 (W Snake Road) (911 Address: None Available) (Tax Map I.D. 5-32-13.00-63.07).

A special use exception to place a manufactured home type structure for temporary use as a office.



**Case No. 11517 Preston Automotive Group**

northeast of Coastal Highway (Route One) approximately 250 feet northwest of Melson Road at Midway Shopping Center (911 Address: 18489 Coastal Highway, Rehoboth Beach, DE) (Tax Map I.D. 3-34-6.00-86.00).

A variance from the landscaping within the HCOZ buffer requirement.

**Case No. 11518 Two Farms, Inc.**

at the southwest corner of Route One (Coastal Highway) and Route 24 (John J. Williams Highway) (911 Address: None Available) (Tax Map I.D. 3-34-12.00-165.00, 166.00, 167.00, 168.00, & 170.00).

A special use exception to place an off-premise sign and a variance from the front yard, side yard, the distance from a dwelling and the maximum height requirement.

TO BE READVERTISED ON 2/2/15

**Old Business**

**Case No. 11501 James Ahern**

south of Route 54 (Lighthouse Road) and being east of Grant Avenue approximately 1,117 feet south of Lincoln Drive and being Lot 22 Block 6 within Cape Windsor Subdivision (911 Address: 38827 Grant Avenue, Selbyville, DE) (Tax Map I.D. 5-33-20.18-56.00).

A variance from the side yard and rear yard setback requirement.

**Case No. 11506 VRNS II, LLC**

at intersection southwest of DuPont Boulevard (U.S. Route 113) and northeast of Hany Road (Road 337) (911 Address: 28880 DuPont Boulevard, Millsboro, DE) (Tax Map I.D. 2-33-5.00-99.00).

A special use exception to place an off-premise sign and a variance from the required separation requirement from a dwelling.

**Case No. 11504 Loblolly, LLC**

west of Coastal Highway (Route One) and north of Route 5 (Union Street Extended) (911 Address: None Available) (Tax Map I.D. 2-35-7.00-43.00).

A special use exception to place two (2) off-premise signs and a variance from the maximum square footage, height requirement, side yard setback, and the minimum separation requirement between and off-premise signs.

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Board of Adjustment meetings can be monitored on the internet at [www.sussexcountypa.gov](http://www.sussexcountypa.gov).

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 19, 2014, at 9:00 a.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

**Revised: December 22, 2014 (to re advertise Case No. 11518)**

**Revised: January 6, 2015 (to include Minutes and Finding of Facts of November 17, 2014 and Old Business Case No. 11506 & 11504)**

**Revised: January 21, 2015 (to include Minutes and Finding of Facts of December 1, 2014)**

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